

MEMORANDUM

July 23, 1975

TO: BOSTON REDEVELOPMENT AUTHORITY  
FROM: Robert T. Kenney, Director  
SUBJECT: BOARD OF APPEAL REFERRALS

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Hearing: 7/29/75                      Petition No. Z-3349  
Gin Hay Eng  
225 Harrison Avenue, Boston  
near Johnny Court

Three-story structure - general business (B-4) district.

Purpose: to legalize existing wall sign (nonilluminated).

Violation:

Section 11-2. Area of permanent signs is excessive.

Occupancy of the structure is three apartments and store. Sign identifies street level store in both English and Chinese. It is appropriate to the mixed cultural neighborhood and conforms with Code requirements for a conditional use. Recommend approval.

VOTED: In reference to Petition No. Z-3349, brought by Gin Hay Eng, 225 Harrison Avenue, in the South Cove Urban Renewal Area, for a conditional use to legalize an existing sign in a general business (B-4) district, the Boston Redevelopment Authority recommends approval. Sign is appropriate to the mixed cultural neighborhood and conforms with Code requirements for a conditional use.





Z-3349  
225 HARRISON AVE  
(B.P.)



## Board of Appeal Referrals 7/23/75

Hearing: 7/29/75

Petition No. Z-3361  
 Morgan Memorial, Inc.  
 43 Barry Street, Dorchester  
 near Hamilton Street

2½-story frame structure - residential (R-.8) district.

Purpose: to change occupancy from a two-family dwelling to a lodging house for eight children and two staff members.

## Violations:

	<u>Required</u>	<u>Proposed</u>
Section 8-7. A lodging house is conditional in an R-.8 district.		
Section 14-2. Lot area is insufficient.	11,000 sf	4,000 sf

The Hayden School of Morgan Memorial has operated the group residence for eight children, ages 12 to 18, for the past four months without any apparent community opposition. Recommend approval with provisos.

VOTED: In reference to Petition No. Z-3361, brought by Morgan Memorial, Inc. 43 Barry Street, Dorchester, for a conditional use and a variance for a change of occupancy from a two-family dwelling to a lodging house for eight children and two staff members in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with the following provisos: that the conditional use be in the name of and extend to use by the appellant only; that the permit expire upon sale, lease, or other disposition of the whole or any part of the building by the appellant.



Z-3361  
43 BARRY ST  
(DOR.)





Board of Appeal Referrals 7/23/75

Hearing: 7/29/75

Petition No. Z-3362  
Morgan Memorial, Inc.  
11 Sunnyside Street, Jamaica Plain  
near Centre Street

2½-story frame structure - residential (R-.8) district.

Purpose: to change occupancy from one-family dwelling to lodging house  
for six children and two staff members.

Violations:

	<u>Required</u>	<u>Proposed</u>
Section 8-7. A lodging house is conditional in an R-.8 district.		
Section 14-2. Lot area is insufficient.	9500 sf	3500 sf

The home, providing for six children 12 to 18 years of age, has existed for the past five years without any apparent problems in the community. It is operated by the Hayden School, a division of Morgan Memorial, Inc. Recommend approval with provisos.

VOTED: In reference to Petition No. Z-3362, brought by Morgan Memorial, Inc., 11 Sunnyside Street, Jamaica Plain, for a conditional use and a variance for a change of occupancy from a one-family dwelling to a lodging house for six children and two staff members in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with the following provisos: that the conditional use be in the name of and extend to use by the appellant only; that the permit expire upon sale, lease, or other disposition of the whole or any part of the building by the appellant.



Z-3362  
11 SUNNYSIDE ST.  
PLAYGROUND  
(J.P.)





Board of Appeal Referrals 7/23/75

Hearing: 7/29/75

Petition No. Z-3365  
Gulf Oil Corporation  
665 Commonwealth Avenue, Boston  
at Granby Street

Gas service station - apartment (H-4) district.

Purpose: to erect interior-illuminated, double-face sign, 17-square-foot area.

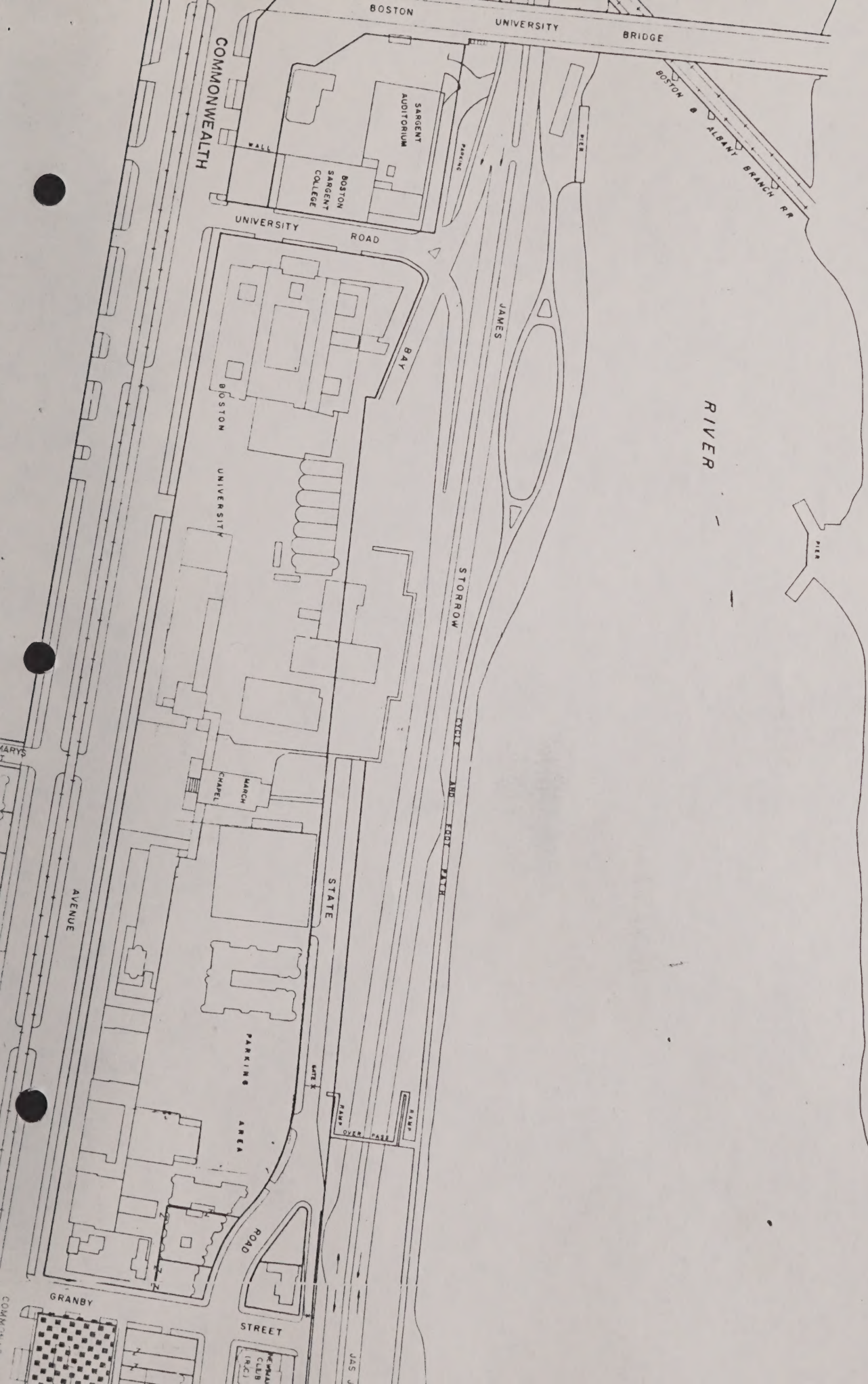
Violation:

Section 11-1. Total area of signs is excessive.

An existing neon-illuminated sign approximately 30 square feet in area and a rotating sign would be eliminated. Proposed free-standing sign would be more appropriate. Recommend approval with design review proviso.

VOTED: In reference to Petition No. Z-3365, brought by Gulf Oil Corporation, 665 Commonwealth Avenue, Boston; for a conditional use to erect a free-standing, double-face sign in an apartment (H-4) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review.

Z-3365  
665 COMMONWEALTH AVE.  
(B.P.)





Board of Appeal Referrals 7/23/75

Hearing: 8/5/75

Petition No. Z-3367  
Blansell Realty Co.  
5-7 Ansell Road and  
1108-1110 Blue Hill Avenue, Dorchester

One-story masonry structure - local business (L-1) district.

Purpose: to change occupancy to laundry and warehouse.

Violation:

Section 8-7. A warehouse is forbidden in an L-1 district.

The building, formerly occupied by stores, has been vacant for approximately two years. Structure would be utilized as a warehouse for the abutting laundry plant on Ansell Road. No flammable liquids or gasses would be stored. Proposal is reasonable; a vacant structure would be restored to a productive occupancy. Recommend approval.

VOTED: In reference to Petition No. Z-3367, brought by Blansell Realty Co., 5-7 Ansell Road and 1108-1110 Blue Hill Avenue, Dorchester, for a forbidden use for a change of occupancy to laundry plant and warehouse in a local business (L-1) district, the Boston Redevelopment Authority recommends approval. Structure would be utilized as a warehouse for the abutting laundry plant. Proposal is reasonable; a vacant structure would be restored to a productive occupancy.



Z-3367  
5-7 ANSELL RD.  
1108-1110 BLUE HILL AVE  
(DOR.)





## Board of Appeal Referrals 7/23/75

Hearing: 7/29/75

Petition No. Z-3368  
 6 Union Park Associates  
 Stern Hall Spirt  
 6 Union Park (rear), Boston  
 near Shawmut Avenue

One-story structure - apartment (H-3) district.

Purpose: to erect a one-story apartment addition to one-car garage.

## Violations:

	<u>Required</u>	<u>Proposed</u>
Section 19-1. Side yard is insufficient.	11 ft.	0
Section 20-1. Rear yard is insufficient.	11 ft.	0

Petitioner would erect the addition over the existing garage, which is accessory to a five-unit apartment structure. Proposal is incompatible with surrounding properties and would create an undesirable precedent.  
Recommend denial.

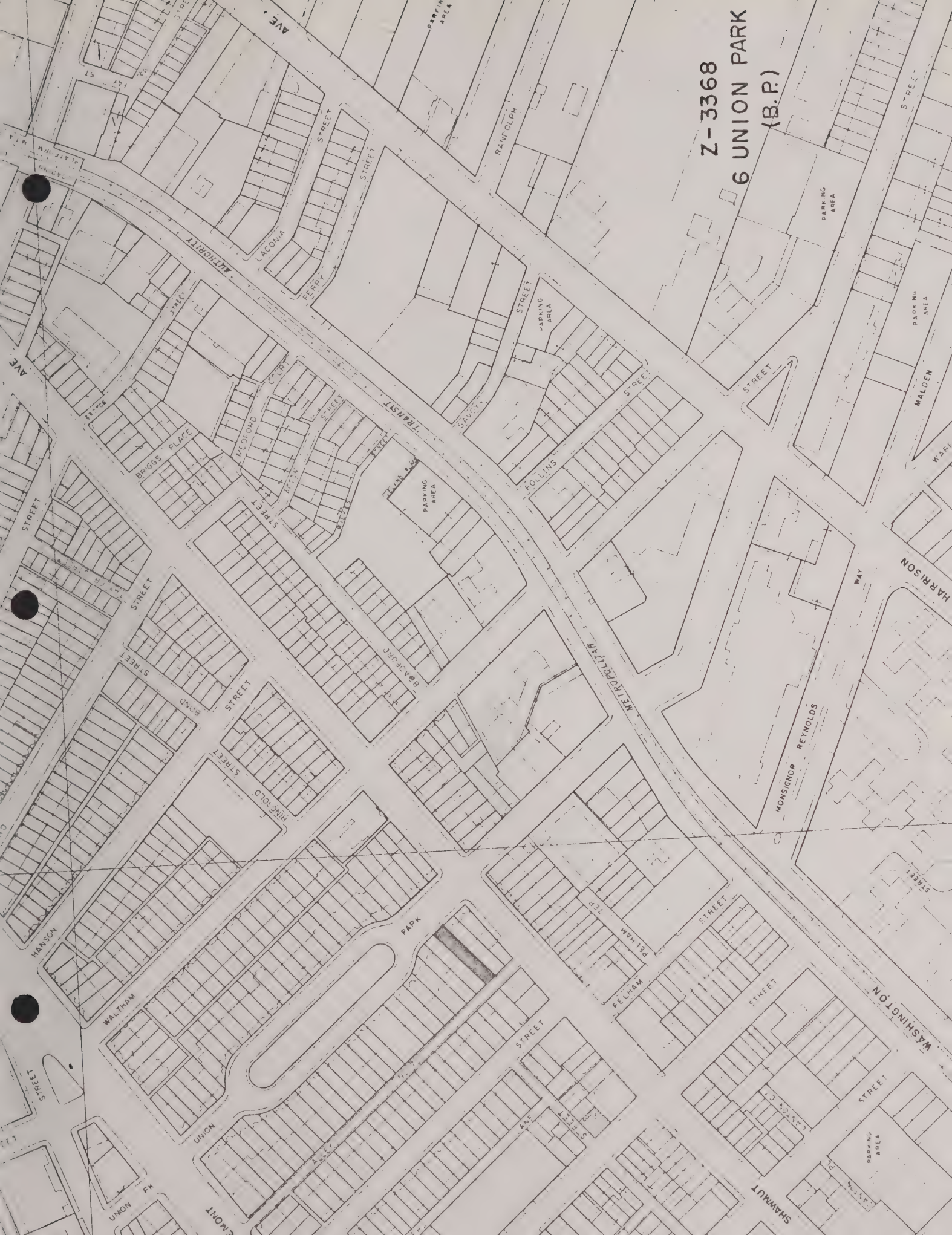
VOTED: In reference to Petition No. Z-3368, brought by 6 Union Park Associates, 6 Union Park (rear), in the South End Urban Renewal Area, for two variances to erect a one-story apartment addition to an accessory garage in an apartment (H-3) district, the Boston Redevelopment Authority recommends denial. Proposal is incompatible with surrounding properties and would create an undesirable precedent.



Z-3368

6 UNION PARK

(B.P.)





Board of Appeal Referrals 7/23/75

Hearing: 7/29/75

Petition No. Z-3372  
Forest Hills Wheel Alignment Co., Inc.  
919-921 River Street, Hyde Park  
at Reddy Avenue

One-story masonry structure - local business (L-.5) district.

Purpose: to change occupancy from garage and auto body repair shop to garage, auto body repair shop, and sale of used cars.

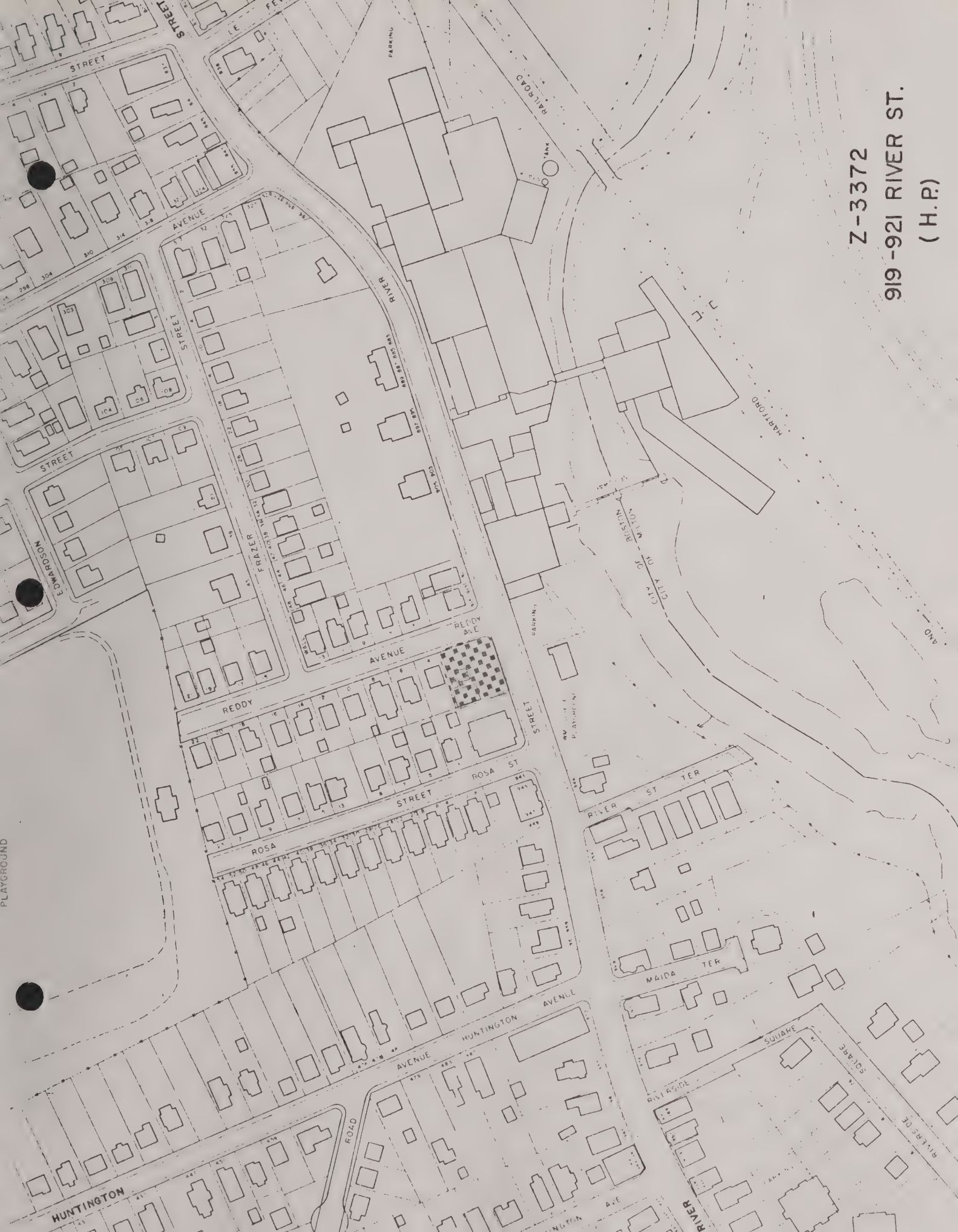
Violation:

Section 8-7. Outdoor sale or display for sale of new or used cars is forbidden in an L-.5 district.

Proposed sale of six used cars, with attendant activities and signs, would have an inuurious effect on abutting residences and would tend to intensify traffic and parking congestion. Recommend denial.

VOTED: In reference to Petition No. Z-3372, brought by Forest Hills Wheel Alignment Co., Inc., 919-921 River Street, Hyde Park, for a forbidden use for a change of occupancy from garage and auto body repair shop to garage, auto body repair shop, and sale of used cars in a local business (L-.5) district, the Boston Redevelopment Authority recommends denial. Proposed used car sales, with attendant activities and signs, would have an injurious effect on abutting residences and would tend to intensify traffic and parking congestion.





Z-3372

919-921 RIVER ST.

(H.P.)



## Board of Appeal Referrals 7/23/75

Hearing: 7/22/75

Petition No. Z-3373  
Union Warren Savings Bank  
48-50 Summer Street, Boston  
at Arch Street

Four-story structure (to be demolished) - general business (B-10) district.

Purpose: to erect two-story bank and office building.

## Violation:

	<u>Required</u>	<u>Proposed</u>
Section 20-1. Rear yard is insufficient.	10	0

Structure would utilize all of the 2834-square-foot lot. Bank would occupy first floor; second floor would remain unfinished at this time. Recommend approval with design review proviso.

VOTED: In reference to Petition No. Z-3373, brought by Union Warren Savings Bank, 48-50 Summer Street, Boston, for a variance to erect a two-story bank and office building in a general business (B-10) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review.





Z-3373  
48-50 SUMMER ST.  
(B.P.)



Board of Appeal Referrals 7/23/75

Hearing: 8/5/75

Petition No. Z-3374  
Paul W. Reardon  
1684 Dorchester Avenue, Dorchester  
at Whitten Street

One-story masonry structure - local business (L-.5) district.

Purpose: to erect one-story and basement addition to ambulance storage and repair garage.

Violations:

		<u>Required</u>	<u>Proposed</u>
Section 8-6.	A change in a conditional use requires Board of Appeal approval.		
Section 8-7.	A repair garage is conditional in an L-.5 district.		
Section 15-1.	Floor area ratio is excessive.	0.5	0.6
Section 18-1.	Front yard is insufficient.	15 ft.	0
Section 20-1.	Rear yard is insufficient.	20 ft.	0

Extension, to be utilized for storage and offices, would eliminate exterior parking of ambulances. Recommend approval with design review proviso.

VOTED: In reference to Petition No. Z-3374, brought by Paul W. Reardon, 1684 Dorchester Avenue, Dorchester, for a conditional use and three variances to erect a one-story and basement addition to a garage structure in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval provided plans inclusive of vehicular access and egress, landscaping, and screening from adjacent residential properties are submitted to the Authority for design review.





Z-3374  
1684 DORCHESTER AVE.  
(DOR.)



Board of Appeal Referrals 7/23/75

Hearing: 8/5/75

Petition No. Z-3384  
Arthur Wolfe Real Estate Trust  
Milton A. Wolfe, Trustee  
6-12 Church Street and  
40 Fayette Street, Boston

Three-story structure - apartment (H-2) district.

Purpose: to change occupancy to five apartments, store, and coffee shop; to erect wall sign.

Violations:

Section 8-7. Sale over the counter of on-premises-prepared food or drink for off-premises consumption or for on-premises consumption if, as so sold, such food or drink is ready for take-out, is forbidden in an H-2 district.

Section 8-7. A coffee shop is forbidden in an H-2 district.

Section 9-2. A change in a nonconforming use requires Board of Appeal approval.

There is no record of existing occupancy. Essentially, petitioner would convert a dry cleaning store to a coffee shop. Use would be compatible with mixed residential-commercial character of the neighborhood. Recommend approval with design review proviso.

VOTED: In reference to Petition No. Z-3384, brought by Arthur Wolfe Real Estate Trust, 6-12 Church Street and 40 Fayette Street, in the South Cove Urban Renewal Area, for two forbidden uses and a change in a nonconforming use for a change of occupancy to five apartments, store, and coffee shop in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval provided plans for the store fronts and sign are submitted to the Authority for design review. Coffee shop use would be compatible with mixed residential-commercial character of the neighborhood.



Z-3384  
6-12 CHURCH ST.  
40 FAYETTE ST.  
(B.P.)





Board of Appeal Referrals 7/23/75

Hearing: 7/29/75

Petition No. Z-3385  
Cote Motor Company  
270 Talbot Avenue, Dorchester  
at Spencer Street

One-story masonry structure - residential (R-.8) and local business (L-1) districts.

Purpose: to change occupancy from automobile engine rebuilding to reclaiming of chemicals.

Violations:

Section 8-6. A change in a conditional use requires Board of Appeal approval.

Section 8-7. Reclaiming of chemicals is forbidden in R-.8 and L-1 districts.

It is proposed to recycle a waste product into another chemical. This industrial use, forbidden in manufacturing districts and conditional in industrial and waterfront districts, would have a serious and injurious impact on the abutting residential neighborhoods. Facility would generate undesirable commercial traffic. Recommend denial.

VOTED: In reference to Petition No. Z-3385, brought by Cote Motor Company, 270 Talbot Avenue, Dorchester, for a conditional use and a forbidden use for a change of occupancy from automobile engine rebuilding to reclaiming of chemicals in residential (R-.8) and local business (L-1) districts, the Boston Redevelopment Authority recommends denial. This industrial use, forbidden in manufacturing districts and conditional in industrial and waterfront districts, would have a serious and injurious impact on the abutting residential neighborhoods. Facility would generate undesirable commercial traffic.





Z-3385  
270 TALBOT AVE.  
(DORCHESTER)  
CEMETERY

FRANKLIN FIELD  
DEVELOPMENT  
ON HOLDING  
BOSTON 687-1

## Board of Appeal Referrals 7/23/75

Hearing: 8/5/75

Petition No. Z-3391  
Peter Lee and Frank Rotondo  
90 Commonwealth Avenue, Boston  
at Clarendon Street

Eight-story structure - apartment (H-5-70) district.

Purpose: to erect a greenhouse addition on roof of existing 25-unit apartment structure.

## Violations:

	<u>Required</u>	<u>Proposed</u>
Section 16-1. Height of building is excessive.	70 ft.	100 ft.

It is proposed to erect the greenhouse-living addition on the roof over an existing apartment unit. Ceiling and roof over the living room would be removed; stairs, operable and fixed windows, and sliding glass door would be installed enclosing approximately 400 square feet of area. Extension would be similar to one already existing on the roof. Back Bay Architectural Commission has no objection. Recommend approval.

VOTED: In reference to Petition No. Z-3391, brought by Peter Lee and Frank Rotondo, 90 Commonwealth Avenue, Boston, for a variance to erect a greenhouse addition on the roof of an existing 25-unit apartment structure in an apartment (H-5-70) district, the Boston Redevelopment Authority recommends approval. Extension would not have a significant effect on the area. Back Bay Architectural Commission has no objection.





CLARENDON

CLARENDON

DARTMOUTH

EXETER

BEACON

BACK

MEMORIAL

ST

CHURCH OF THE HOLY SPIRIT

FIRST LUTHERAN CHURCH

FIRST BAPTIST CHURCH

FIRST BAPTIST CHURCH

WALK

COMMONWEALTH

COMMONWEALTH

PARKING

90 COMMONWEALTH AVE.

(B.R.)

Z-3391

STREET

ST.

CHURCH OF THE HOLY SPIRIT

ST

PRINCE

SCHOOL



## Board of Appeal Referrals 7/23/75

Hearing: 8/5/75

Petition No. Z-3403  
 P & F Realty  
 Feliciano Petruzzello  
 269 Newbury Street, Boston  
 near Gloucester Street

Four-story structure - general business (B-4-70) district.

Purpose: to erect one-story addition to commercial-residential structure.

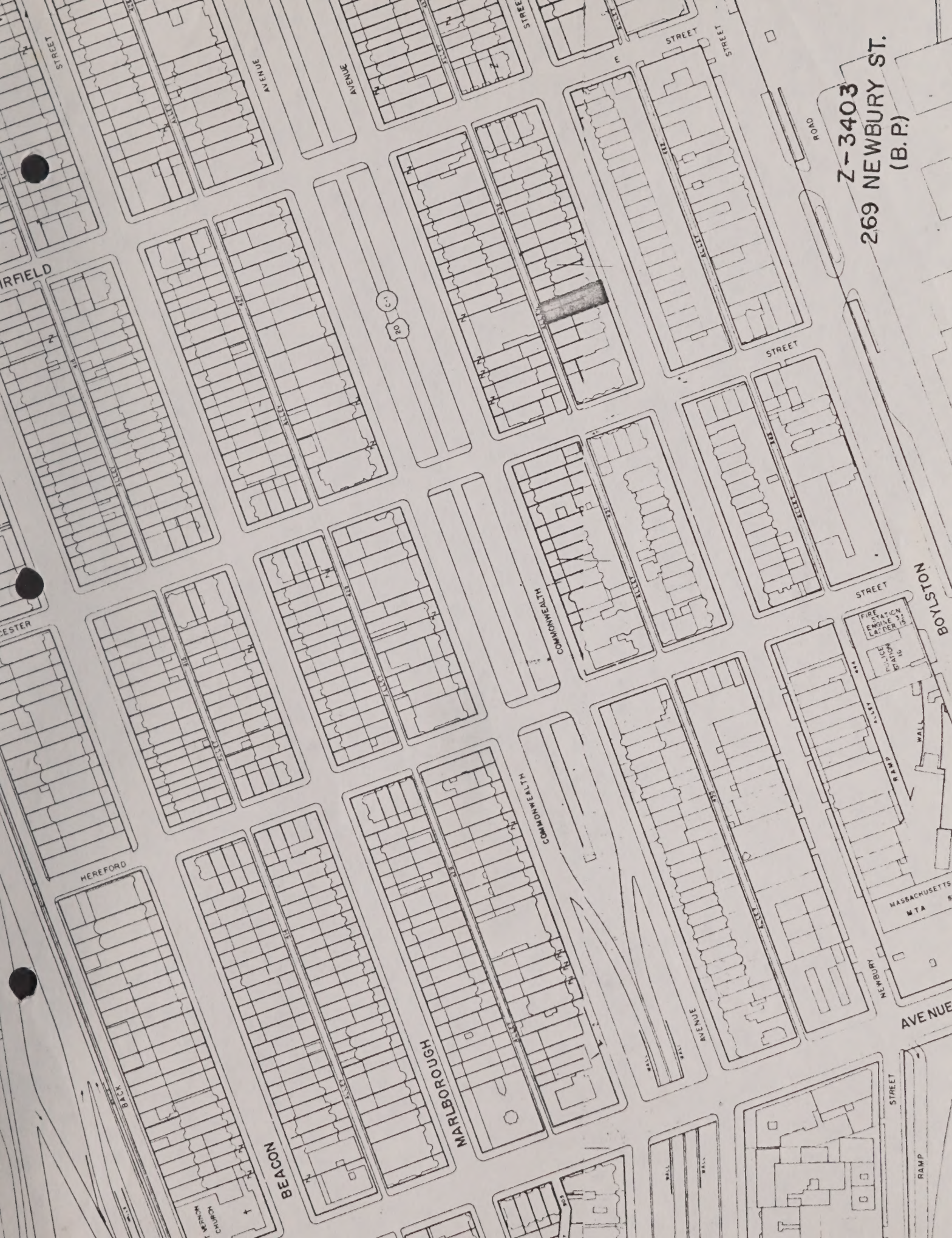
## Violations:

	<u>Required</u>	<u>Proposed</u>
Section 8-6. A change in a conditional use requires Board of Appeal approval.		
Section 20-1. Rear yard is insufficient.	20 ft.	2 ft.

Building occupancy is three apartments, restaurant, offices, and stores. One-story rear addition, which would be utilized as receiving and storage space for restaurant, would not adversely affect the surrounding area.  
Recommend approval.

VOTED: In reference to Petition No. Z-3403, brought by P & F Realty, 269 Newbury Street, Boston, for a conditional use and a variance to erect a one-story addition to a commercial-residential structure in a general business (B-4-70) district, the Boston Redevelopment Authority recommends approval. Restaurant addition would not have an adverse effect on the surrounding area.





Z-3403  
269 NEWBURY ST.  
(B.P.)

FIELD

STER

HEREFORD

BEACON

MARLBOROUGH

COMMONWEALTH

COMMONWEALTH

AVENUE

STREET

STREET

FIRE STATION  
ENGINE 12  
POLICE STATION  
STATION 16

MASSACHUSETTS  
MTA

NEWBURY

AVENUE

BOYLSTON

WALL

RAMP

STREET

RAMP



